

DRAFT REVISION

To Use Permit Provisions

As of June 23, 2004

(Proposed amendments to use permit provisions and two amendments in the sign ordinance to correct a problem with showing signs on the site plan which is also found in the Use Permit section.)

27.70.050 Requirements After Approval.

Upon approval of a Use Permit pursuant to Chapters 27.27, 27.28, 27.31, 27.37, or 27.51, the developer shall cause to be prepared and submitted to the Planning Department a revised and reproducible final plot plan with all required amendments and revisions. Thereafter, building permits, certificates of occupancy and subdivisions of the property shall be issued or approved ~~only upon strict general~~ compliance with the plot plan as approved, or as amended, ~~regardless of any regulations to the contrary with regard to the height and location of buildings, yard requirements, open space requirements, type of dwelling unit, accessory uses, lot frontage requirements, and the location of required parking set forth elsewhere in this title and applying to the zoning district or districts in which the use permit is located.~~ In circumstances where there are minor variations from the final plan, the Planning Director or his designee, shall review the plan and determine if the proposal is in general conformance with the spirit and intent of the approved plan.

The final plot plan shall contain the following information:

(a) A certified boundary survey and legal description showing sufficient linear, angular, and curve data to determine the bearing and length of all boundary lines of the use permit, location of section lines and section corners, and gross acreage. If the use permit abuts an existing plat, the distances, angles, and bearing of any common lines shall be shown and any differences in measurement shown.

(b) A certificate for showing the final action of the Planning Commission or City Council including the date and resolution number.

(c) Locations, name, tangent lengths, centerline radius of each curve and its interior angle, and width of all proposed and existing streets, highways, private roadways, and other public ways within and adjacent to the development;

(d) Location, width, and direction of flow of all water courses in and adjacent to the use permit area, including the limits of the flood plain and floodway as defined in Chapter 27.55;

(e) The location and size of all existing and proposed sanitary and storm sewers, drainage ways, culverts, water mains, fire hydrants, and existing power lines and other underground structures, cables, or other public utilities within the tract of land and adjacent streets, together with the location and width of existing and proposed easements, and, if appropriate, access easements;

(f) All lot lines, building setback lines for all lots, dimensions of all lot lines and building envelope lines. Chord distances shall be shown for lot lines abutting curvilinear streets;

(g) Lot numbers shall begin with the number (1) and shall continue consecutively through a block with no omission or duplication. Blocks shall be numbered in the same manner. Letters shall be

used to designate outlots in alphabetical order;

(h) Proposed areas for parks and playgrounds. Any parcels other than streets which are to be dedicated or reserved for public use shall be clearly shown and said parcels shall be designated as outlots and assigned an alphabetical designation;

(I) The location of all proposed and existing sidewalks, walkways, and other pedestrian ways;

(j) Location, height, and use of proposed and existing buildings and structures with an indication as to whether an existing building or structure is to be removed or to remain, ~~and free-standing signs, if any, in accordance with the provisions of Chapter 27-69; (accessory buildings need not be shown on the plan, as long as they comply with all setback, floor area and code requirements)~~

(k) The following data shall be shown on each sheet of the plot plan:

- (1) The name, address, and telephone number of the person or company responsible for preparation of the plot plan;
- (2) North arrow, scale, date;
- (3) Sheet number and the total number of sheets comprising the plot plan;

(l) The following information shall accompany the plot plan:

- (1) Name, address, and telephone number of developer;
- (2) Certified record owner or owners and their address;
- (3) Statement of present zoning and proposed use or uses of the property;
- (4) Profiles along the centerline of the proposed streets and private roadways which show the existing ground surface elevations and the proposed street grades including the length of vertical curves between changes in grade with the profiles for stub streets ending at the boundary of the use permit to be extended 300 feet beyond the limits of the use permit into subdivided and unsubdivided land;
- (5) The approved method of providing sanitary sewer service to the area;
- (6) The approved method of providing an adequate potable water supply;
- (7) The approved drainage study;
- (8) A map or an aerial photograph showing the proposed streets, private roadways, driveways, parking areas, buildings and lots which includes the locating, and identifies, by common name, all existing trees within the area of the use permit. Single trees which are three inches in caliper or larger measured five feet above the ground must be shown. However, if five or more trees are located so that each is within approximately ten feet of the edge of another tree, they will be considered a tree mass and the outline of the tree mass may be shown with a list of the common names of the trees which are within the tree mass. If the above-stated procedure is followed, the individual location of each tree within the tree mass is not necessary. An indication shall be made on the map showing which trees or tree masses are to remain and which trees or tree masses are to be removed;
- (9) A vicinity sketch showing the general location of the use permit in relation to existing streets, section lines, and city limits;
- (10) The approved site grading plan showing existing and proposed contour lines with intervals at no greater distance than five feet based on NAVD 1988, and if necessary, spot elevations showing complete proposed grading of the use permit, including any cross-sections required as conditions of approval showing existing and proposed ground

lines and buildings. Information as to where fill will be obtained and the amount of the fill shall be included if all or part of the property is located within the flood plain as defined in Chapter 27.55. If the proposed location from which said fill is obtained is later to be changed, the developer shall inform the Public Works and Utilities Department of the location of the proposed new borrow area and obtain approval thereof from the Director of Public Works and Utilities;

(11) The approved landscape plan. (Ord. 17857 §9; June 4, 2001: prior Ord. 17232 §20; August 18, 1997: Ord. 16949 §7; March 11, 1996: Ord. 16284 §5; December 14, 1992).

27.69.083 Permitted Signs; R-T Residential Transition District.

In the R-T zoning district, the specific regulations are as follows:

(a) The following signs only identifying or describing the name of the building and the business or services offered on the premises shall be permitted:

(1) One wall sign per building is permitted. The wall sign shall not be located on the side of the building abutting a residential district or abutting a local or collector street, as defined in the "Land Subdivision Ordinance," when the land across such street is zoned residential;

(2) One ground sign shall be permitted in each development or center. To the extent feasible, the ground sign shall be located near the entrance driveway and separated from the abutting residential districts by such entrance driveway;

(b) No sign shall exceed twenty square feet of sign area;

(c) No sign shall be located in any required yard;

(d) The ground sign shall not be more than eight feet in height;

~~———— (e) The location, size, and illumination of all signs, if any, shall be shown on the use permit application and shall be specifically approved as a part of said application;~~

~~(e f) All signs shall be in keeping with the character of the area in which they are located.~~

Notwithstanding the above, for specially permitted uses of historic structures or sites approved under the provisions of Section 27.63.400 of this title, two signs per entrance may be permitted, provided that the Historic Preservation Commission has deemed those signs appropriate. (Ord. 16735 §17; February 13, 1995: prior Ord. 16649 §1; August 1, 1994: Ord. 15317 §11; October 16, 1989).

Amend Chapter 27.27 O-3 Office Park District; 27.28 R-T Residential Transition District; 27.31 B-2 Planned Neighborhood Business District; 27.37 Planned Regional Business District as follows:

In the "Use Permit: Procedures and Requirements" section eliminate "Location of proposed free-standing signs" as one of the required items to be shown on the site plan.

27.69.160 Other Permitted Signs; Special Permitted Uses.

In all residential zoning districts, special permitted uses may have the greater of the district signs or a sign identifying or describing the name of the building and the business or services offered on the premises. One sign only per special use shall be permitted if it meets the following conditions and requirements:

(a) The sign shall not be more than twenty square feet in area;

- (b) The sign shall not be located in any required yard;
- (c) The sign shall not be more than eight feet in height if it is not a wall sign;

~~(d) The location, size, and illumination of the sign, if any, shall be shown on the special permit application and shall be specifically approved as a part of said application;~~

~~(d e) The sign shall be in keeping with the character of the area in which it is located.~~

Notwithstanding the above, for specially permitted commercial uses of historic structures or sites approved under the provisions of Section 27.63.400 of this title, two signs per entrance may be permitted, one of which, limited to five feet in height, may be located in a required front yard, provided that the Historic Preservation Commission has deemed those signs appropriate. (Ord. 16735 §23; February 13, 1995: prior Ord. 15823 §2; February 11, 1991: Ord. 14613 §23; March 9, 1987).

27.69.220 Other Permitted Signs; Complex or Subdivision Area Signs.

(a) In all residential zoning districts, on-premises ground signs not exceeding thirty-two square feet in area or five feet in height shall be permitted to identify a multiple-dwelling complex or a subdivision area.

~~(b) When part of a landscape screen approved by the Planning Director,~~ The following ground signs, not exceeding twenty square feet in area or six feet in height and identifying a multiple-dwelling complex or subdivision area, may be located in the required front yard or building line district:

(1) Up to two signs may be located at each entrance to the multiple-dwelling complex or subdivision area.

(2) If the multiple-dwelling complex or subdivision area abuts an intersection with an arterial street, one sign per arterial frontage may be located at the corner of the intersection with the arterial street.

Such signs may be illuminated by a ground light. Any sign located in the building line district shall be moved at the sole cost of the owner when necessary for public use. (Ord. 16959 §1; March 25, 1996: prior Ord. 16735 §28; February 13, 1995: Ord. 14613 §29; March 9, 1987).